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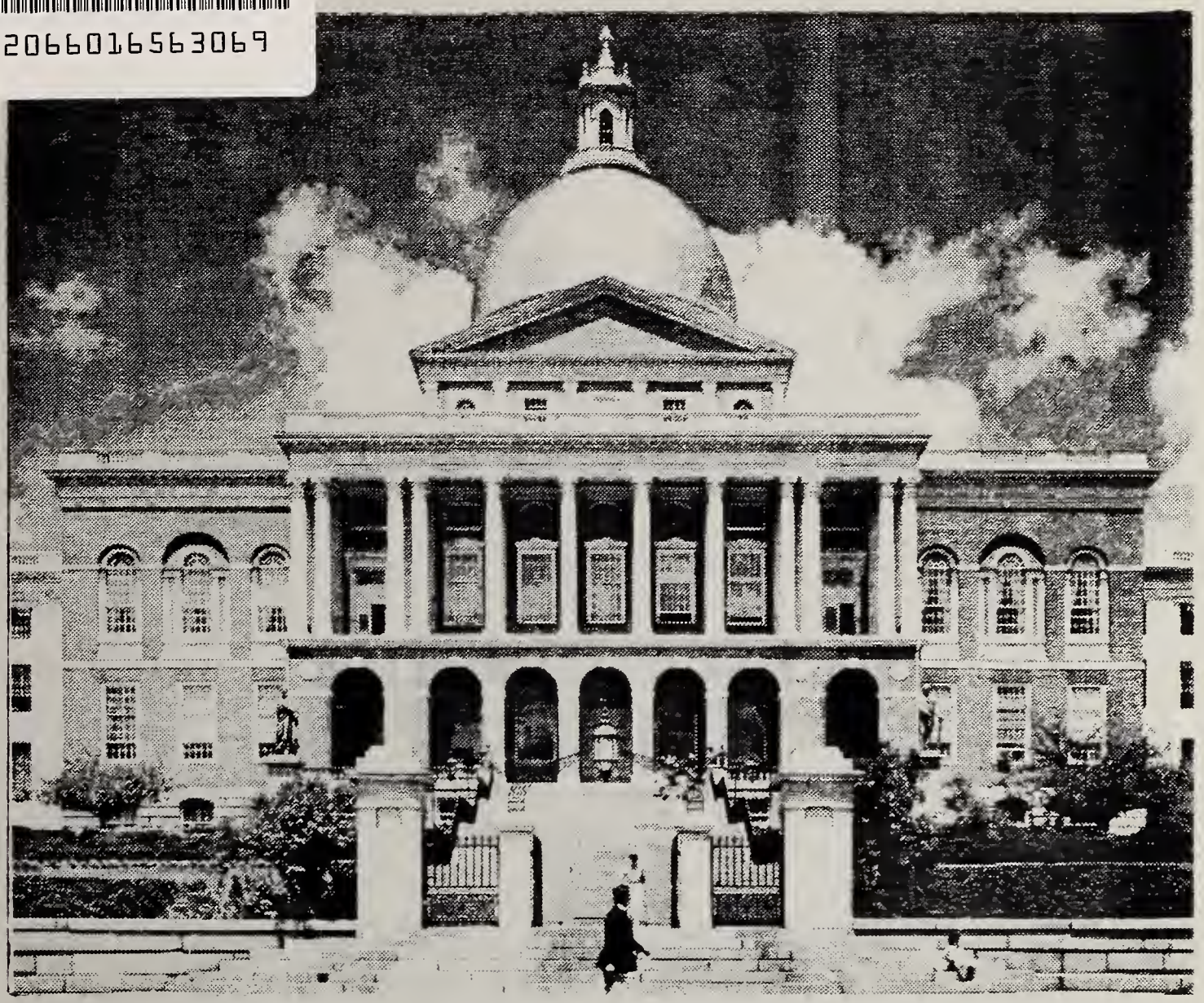

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The Master Plan for the Massachusetts State House

Executive Summary

A Bicentennial Celebration 1795 1995

"May the principles of our excellent Constitution, founded in Nature and the Rights of Man, be defended here: And, may the same principles be deeply engraved on the hearts of all citizens."

Governor Samual Adams
upon planting the corner-
stone for the
Massachusetts State House

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INTRODUCTION

The Massachusetts State House is more than a government center. It's a cultural resource -- a place where state policy is decided in the midst of visiting dignitaries and tours of school children: senior citizen rallies; architecture classes; historians; and foreign travelers. It is a blend of a past laden with history and a future rich with promise.

Perched on Beacon Hill with a panoramic view of the city, the Massachusetts State House has both a symbolic and functional presence. Its history is our heritage. Its halls have watched our nation's progress, hosting debates on public education, humane treatment of the insane, abolition of slavery, womens' sufferage, and prohibition. Its walls have echoed with the words of John Quincy Adams, Horace Mann, Daniel Webster, Calvin Coolidge and John F. Kennedy. It has had among its members both forward thinkers who contributed toward shaping the United States, and scoundrels. Its history makes for rich drama, peopled by its share of villains and heros, great intellects, and men of action. The legacy they created lives on embodied in the Massachusetts State House.

The nation was young when construction began on the State House in 1795. And while both the building and the government it hosts have been modified to suit changing times and evolving needs, their essential integrity remains intact.

The Federalist-styled building designed by Boston architect Charles Bulfinch survived its first century with only minor additions and with slight alterations despite talk of razing and relocation. But, after the Civil War, the available space was no longer sufficient to meet the Commonwealth's growing needs and, in 1885, the architectural firm of Brigham and Spoffard was commissioned to design an addition which would quadruple the size of the building.

The Brigham Annex is an extension of the Bulfinch building in the purest sense -- the exterior design, the height, the materials used, the coloring, decor and motifs evident on the exterior -- were all developed to merge completely with the original; making it difficult to discern where the Bulfinch leaves off and the Brigham begins. The Brigham is, however, of a different era. It is a Beaux Arts Building abound in the splendor of Victorian taste and full of Italian Renaissance, and Adamasque decoration. The East and West Wing additions, built in 1913-16, were also designed to complement, not compete with, the Bulfinch building, the white marble, L-shaped wings were designed to provide a frame for the original Bulfinch. While they are obviously of a different era and design from the

Bulfinch, The East and West Wings -- like the Brigham Annex -- minimize visual intrusion on the original State House, harmonizing with the Bulfinch design.

The architectural significance of the State House to Boston, New England, and the rest of the nation is enormous. It provides a composite of some of the best work of the premier craftsmen and architects of its day. All of the work, from the laying of brick, the placement of steel and concrete, the delicate plaster and marble carvings, and the beautiful stained glass were done by Massachusetts or New England craftsman. The traits and trademarks of the men who worked in designing the State House and its additions are recognizable, and the merger of these period and personal characteristics into a harmonious structural entity makes it even more valuable from a historical and architectural standpoint.

GOALS AND OBJECTIVES

The Massachusetts State House is approaching its bicentennial (1995). It has survived because of protective Legislatures and Governors which would neither permit the compromise of the structure's integrity to the architectural whims of the day nor would conceed to those voices clamoring for its demolition.

To complete the restoration of the State House for the Bicentennial of the Bulfinch Building (1995) will require the adoption of a comprehensive Master Plan. The proposed Master Plan is to be implemented in phases. The total project cost (TPC) excluding work currently funded is estimated to be $79 million.

In January of 1984, the legislature appropriated $28 million in Capital funds to begin work on the building's heating and cooling systems, electrical and ancillary systems distribution, roofing, refurbishing and reinstatement of the Beacon Street and Ashburton grounds and provisions for underground parking, and improved services. This work is expected to begin construction in November of 1987 and be completed early in 1990. The adoption of a long range Master Plan is essential in achieving the protection and restoration of the State House in a timely, coordinated, and cost effective fashion. Under Phase II, it is proposed to complete all work by the bicentennial in 1995.

The work will entail:

- Office Improvements
  - Public Space and Service improvements
- Restoration of Interior Spaces and Exterior Features
- Public Safety and Building Systems Extension
- Preservation and Restoration of Visual and Decorative Arts
- Development of a Cultural Resource Management Program (CRMP)
- Space Allocation Plan

Today, the original beauty and splendor of the State House is being seriously threatened by a combination of factors ranging from the aging process, exposure to acid rain and natural elements, to improper maintenance practices, and insensitive alterations. In some cases, work must be done to prevent further deterioration of the building's physical structure, while in others it is necessary to restore or replace the physical structure.

The absence of a cultural resources management plan, and the process of continual change, have taken a toll on many of the building's structural and decorative elements. The lack of a space management plan, has made it impossible to preserve historically significant areas while meeting functional needs. Nor are there any guidelines outlining appropriate planning, interior design methods or maintenance procedures. As a result, space assignments, decoration decisions, and cleaning practices are made with little consideration of the special environment in which they are being carried out. Deferred maintenance is also a problem as long-term neglect results in the closing of areas of historic, architectural and artistic value and higher costs associated with replacement vs ongoing maintenance.

The absence of a comprehensive cultural resources management plan, has been costly. Stained glass masterpieces have been removed and lost, original furniture has been broken and taken out of use or lost, artistically significant fixtures have been removed, murals, columns, and ceiling art have been painted or built over, and works of art are threatened by dirt, grime, grease, nicotene, and improper cleaning materials and methods.

The Master Plan is a long-term vision rather than a short-term solution. It proposes to remedy problems created through past ignorance and misuse as well as to establish guidelines and standards to prevent future recurrences. These recommendations comprise a policy embracing a committment and adherence to certain concepts and practices which will insure respect for the historic, cultural, and architectural value of the State House. That policy is

embodied in the development of the Cultural Resources Plan. It integrates space use and management with interior restoration standards and guidelines. It provides for the inventorying of physical and cultural assets and promulgates standards to insure their preservation, care and maintenance. In short, it enables users to identify, preserve, and manage a historical and cultural resource such as the Massachusetts State House.

The Master Plan represents a program aimed at reconciling the needs of the users of the State House with the need of the Commonwealth to preserve the enormous resource that it has in this historic building. In the process of marrying form with function, space -- its organization, allocation, and management -- becomes a central theme. Without integrating space use and management with interior restoration standards and guidelines, the restoration of the State House is impossible. While the State House's use and its value as a cultural resource can exist together, one cannot be superimposed on the other.

There is approximately one-half million square feet of usable space in the State House. Space that satisfies a diverse range of users and hosts a myriad of functions. The building is used for affairs of state, office functions, tours, research, ceremonies, legislative proceedings. There is space available to house 95% of these needs. It is the proper management of space which has been lacking. Currently, because of the lack of a plan or policy governing space use, the allocation of space has been haphazard. The layout of the building, arranged without guidelines, is erratic and sometimes arbitrary.

Currently, functional needs are matched with available space with little consideration given to either the cultural/historical value of that space or to the compatibility of the user and the work area. With better coordination and administrative guidelines, areas that are underutilized can be better utilized, while overutilized space will be more properly used.

In developing this Master Plan, an inventory was done classifying generic space needs and existing space typologies. The key to maximizing use of the State House without the sacrifice of either its value as a cultural resource or its ability to host a working legislature, lies in matching the needs with the space. Unless this is done, the State House will continue to be lacking in a number of areas vital to its role as a public building in which the people's business is conducted.

The Master Plan addresses for 1) individual private offices for each legislator, 2) conference spaces to handle constituent affairs and legislative business, 3) easily accessible and recognizable information and legislative service areas, 4) insufficient archival storage

and inadequate programs, 5) insufficient support spaces, and 6) guidelines as to the proper utilization of space that is balanced with restoration objectives and long-term preservation.

METHODS

This plan was made possible through the cooperation, diligence, work and patience of many people. The State House Project Office prepared this report over the past two years in two phases.

Phase I culminated in a "Report on Space Use, 1985". With the cooperation and input from legislative and executive staff, liasons appointed to work with this Project Office assisted in conducting an inventory of administrative office and committee functions, and support functions so that a profile of space needs/typologies could be developed. Concurrent with these inventories a series of working sessions with members of the State House Advisory Committee and liasons were conducted to look at policies with respect to access; uses of public space; interpretive programs; and the preservation of the building and its contents.

Phase II was begun in August of 1986, and its focus was on the physical restoration of elements and spaces. Specialists in painting, plaster restoration, metals, stained glass, architectural millwork and finishes, lighting fixtures, carpeting, marble and stone, and furniture and wall coverings, conducted detailed analysis of existing and original conditions. In some areas, tests were conducted to determine the most appropriate restoration techniques. Costs were developed for appropriate levels of treatment; and a restoration program for each space was developed by the State House Project Office. Some tests will continue over the next year, particularly for exterior marble consolidation and cleaning. These tests will determine the effectiveness of alternative restoration materials rather than techniques, and will not measurably affect costs.

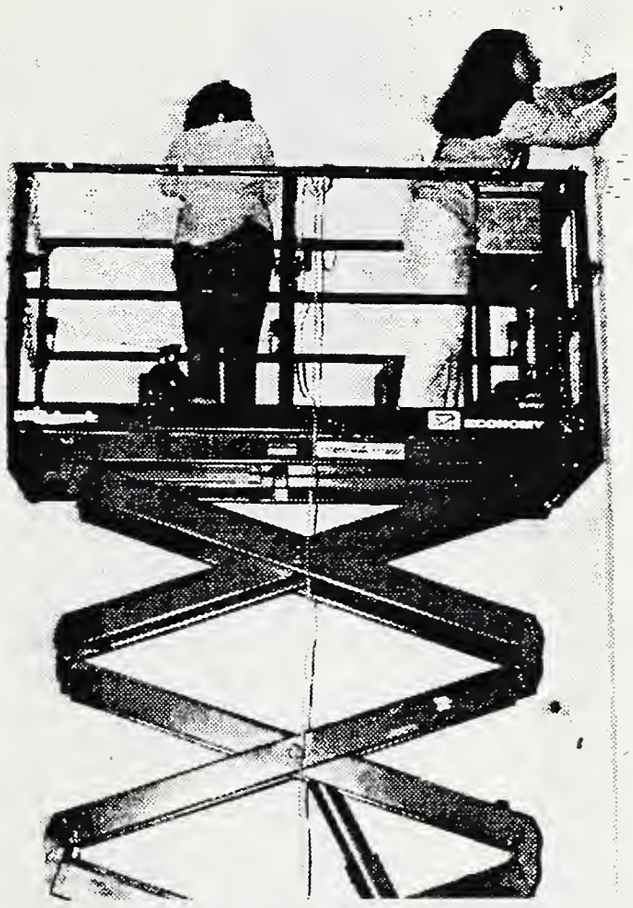


Figure 1. Investigatory work on painting and plaster elements in the Governor's Suite (1986).

ORGANIZATION

The Master Plan is divided into two volumes. Volume I is intended for general use and Volume II for technical experts and contractors.

The Executive Summary provides an overview, outlining the scope of the restoration, its goals, and both long-term and short-term recommendations on preservation, restoration, and maintenance.

The Plan for the restoration is the framework within which projects will be executed. Problem areas are identified, needs are assessed and solutions proposed. Also included in this section are recommendations for a long-term plan implemented to insure that the integrity of the State House will be upheld in the future. Specific areas addressed in this section are: Exterior Restoration, Interior Restoration, Space Allocation, Access Improvements, Systems Improvements, Central Services BSOB Operations, Arts and Artifacts, and the Cultural Resources Management Plan.

The List of Projects is a descriptive account of the individual areas impacted by the restoration project. The subsections will include historical context/restoration recommendations, functional considerations and program recommendations, and design considerations and proposals. Included in this section will be a breakdown of Civic, Ceremonial and Circulation Spaces, Senate Chambers and Reception Spaces, House Chambers and Reception Spaces, Civic Assembly Places, State House Visitors Center, State Library, Governor's Executive Suite, Offices of Primary Historical Significance, General Office Improvement Projects, Public Service and Access Projects, Maintenance and Support Operations Projects, Exterior Restoration, and Arts and Artifacts.

Figure 2. Light standard at Ashburton Entry, Brigham Annex.

The Appendices will provide the documentation for the proposals and conclusions contained within the Master Plan.

The Technical Bulletin will be incorporated in Volume II of the Master Plan. It will consist of the technical data gathered by the specialists involved with the restoration project.

RECOMMENDATIONS

The specific recommendations contained in this Master Plan represent a broad spectrum of action. They encompass much more than the recommended $79,000,000 in capital funds to sustain an eight-year restoration/renovation program. They will require initial and continued support of programs developed to interpret cultural and historical events and artifacts, and to provide for continued preservation through a rigorously enforced preventative maintenance program. These recommendations, are not just improvements, rather, they establish an infrastructure to manage and preserve this great heritage for future generations.

The Master Plan provides for development and implementation of two entities: 1) Cultural Resources Management Plan; (CRMP) and 2) Development Program. The Cultural Resources Management Plan (CRMP) includes as major components resource development and administration programs. The Program embodies redevelopment, restoration, renovation, and maintenance activities.

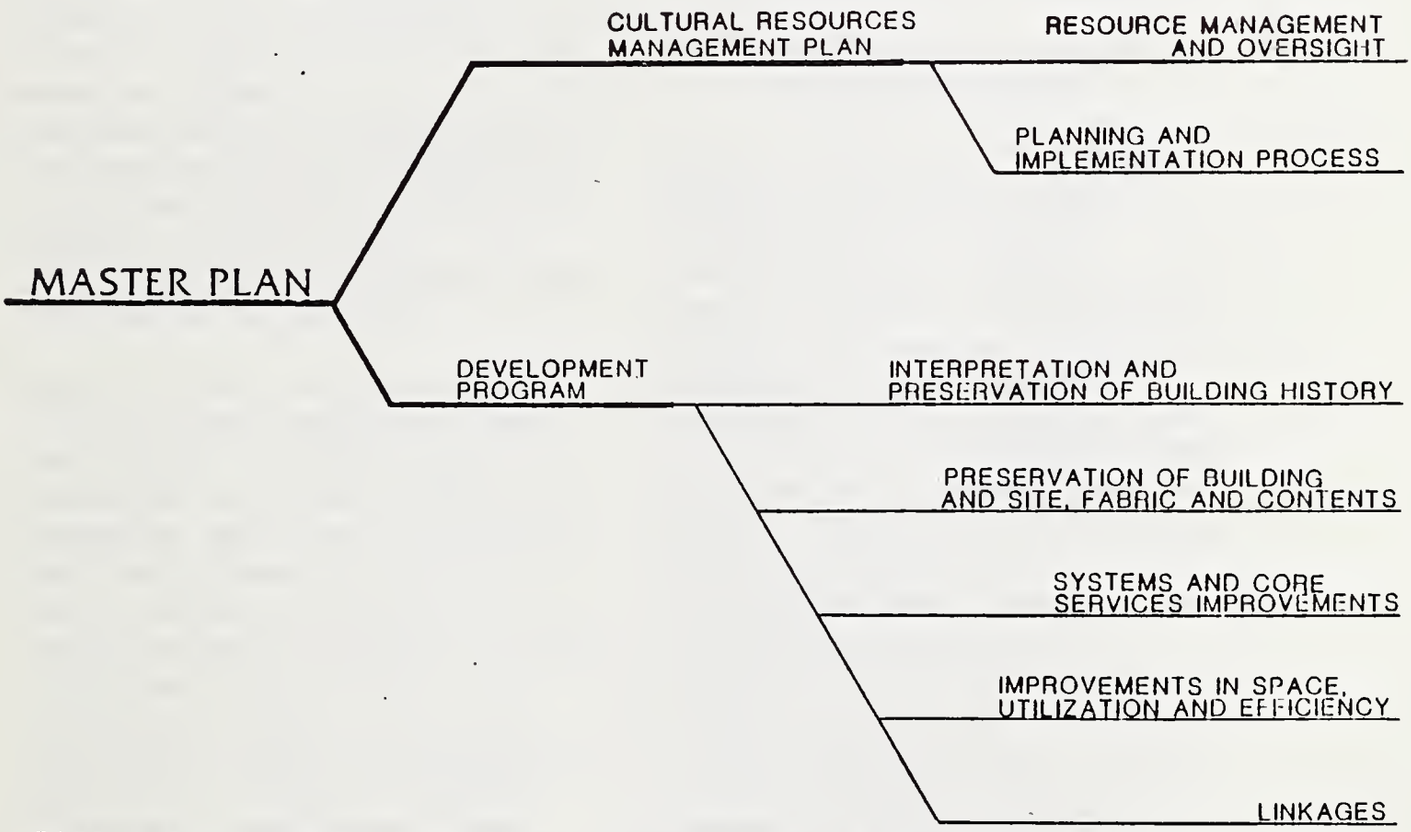

MASTER PLAN
CULTURAL RESOURCES MANAGEMENT PLAN
RESOURCE MANAGEMENT AND OVERSIGHT
PLANNING AND IMPLEMENTATION PROCESS
DEVELOPMENT PROGRAM
INTERPRETATION AND PRESERVATION OF BUILDING HISTORY
PRESERVATION OF BUILDING AND SITE, FABRIC AND CONTENTS
SYSTEMS AND CORE SERVICES IMPROVEMENTS
IMPROVEMENTS IN SPACE, UTILIZATION AND EFFICIENCY
LINKAGES

Figure 3. Schematic Diagram of Master Plan Scope.

CRMP DEVELOPMENT

The State House and the Commonwealth are rich in resources. Today, these resources, whether they be people, organizations, physical or monetary, are fragmented. They are sometimes misdirected, and each act as their individual focus and agenda dictates. From resident, to legislator to craftsperson, each can and should play a role in becoming a constituent for the building. The building and site are physical resources that must be understood before a program can be developed to reflect actual needs while preserving the historical and artistic integrity of the building and its contents. This is still one of the largest working historical state capital buildings in the country. This restoration/renovation cannot be successfully implemented and maintained without a marriage between resources and administrative/management tied to program development.

Many of these resources have already been identified. The leadership, liaisons from the executive and legislative branches, major user groups in the State House, the State House Advisory Committee, artisans and craftspersons; the inventory of arts and artifacts; and the building design and space typologies are just a few. Some of these resources form a basis for developing programs to interpret the building and its history. Others will be used to develop guidelines for restoration and space use/management. The Cultural Resources Management Plan will assist in formulating an integrated strategy for identifying the most appropriate utilization of resources to arrest threats and develop programs for:

- Flags preservation and display
- Information and interpretative programs
- Decorative arts preservation, use and acqusition
- Visual arts preservation, display, and acquisition
- Short-term and Long-term funding resources.

Administration of the State House is a pivotal issue in sustaining an eight-year project, and in insuring that when completed in 1995 there exists a structure and policy framework that includes management and oversight and provides for professional and cost effective mechanisms to plan, implement, and maintain the guidelines and recommendations contained in the Master Plan. Key components include formulation and adoption of a joint administrative policy, and a participatory infrastructure. Second is the utilization, in principle, of tenant improvement packages that are an outgrowth of a space management plan. This package should give every user in the State House full control of their work environment within

the general recommendations established for the building, and specific guidelines established for each suite of spaces.

The planning/implementation, subcomponent of the administration component of the CRMP will provide mechanisms for a wholistic, more aesthetically sound approach to tenant improvements and modifications. Each suite of offices or an entire floor can be contracted under one contract for space planning and interior design services and shall include actual installation of: 1) undercarpet wiring for power and telecommunications/data; 2) carpeting; 3) lighting design; 4) painting; 5) demountable partitions; and 6) office work stations and accessories. To insure compliance with guidelines, especially in historically sensitive areas; mechanisms for design review and monitoring of change should be instituted. In a similar manner maintenance operations and contracts shall be established and reviewed to insure that proper specifications are drawn and no irreversible harm occurs to building elements or its contents.

The cost of developing and implementing the CRMP, is estimated at $3,618,000 (including 10% contingency). The details of this request are as follows:

CRMP Development/Manual
$100,000

Annotation of HSR ----
$75,000

Development of Planning/Implementation Procedure $25,000

Preventive Maintenance Program $100,000

Development of Interior Design Guidelines $75,000

Inventory and Catalogue of Decorative Art
$50,000

Visual Arts and Artifacts Program and Policy
$100,000

State House Project Office (FY 88-97) $2,864,000

PROGRAM DEVELOPMENT

Program development is the heart of the Master Plan. It will produce the most visible results. The actual restoration, and office space and other improvements will be accomplished within the, restoration guidelines, allocation of space, and public safety. Sprinkler systems will be installed in almost every space in the building, each legislator can

have a private office/suite. Special programs developed under the CRMP will find a space to call home also people will be informed about the heritage the State House represents. The Capital Outlays request is for $47,000,000 (ECC-6/87) dollars for program implementation.

The development and promulgation of Guidelines and Standards will be the criteria by which to plan, design, and construct all improvements. They are also crucial in the administration, management, monitoring of changes; and requests for change in the years following the initial restoration/renovation work.

The Guidelines and Standards are intended as working controls that operate at different levels. Guidelines are intended as larger parameters guiding policy decisions as to what should be done. Standards are prescriptions to insure quality control in the restoration and renovation work.

Guidelines are proposed for restoration, occupancy/use, and general design. The guidelines for restoration are most important, as they factor in the issues of space use/occupancy. The architectural design/integrity of each suite and its historical significance in suggesting appropriate levels of treatment. Five levels of restoration are proposed. Each level proposes general treatment that addresses the architectural integrity of a suite of spaces, interior design, the use and display of arts and artifacts, and the development of interpretive programs. The highest level of restoration, Level I, will not allow any architectural modifications to a space and requires that a museum quality restoration be undertaken with respect to materials and methods employed and the use of original furniture and furnishings. Other levels become less stringent. Conceptually the pivotal issues concerning the restoration guidelines can be prioritized as follows:

Maintaining the architectural integrity of significant space typologies regardless of their historical or decorative value.

Reinstating and protecting the color design and level of ornament

Protection and proper utilization of decorative and visual arts

Flexibility and a marriage between old new and future changes.

The Master Plan proposes that four specific development programs be implemented. They are in priority order:

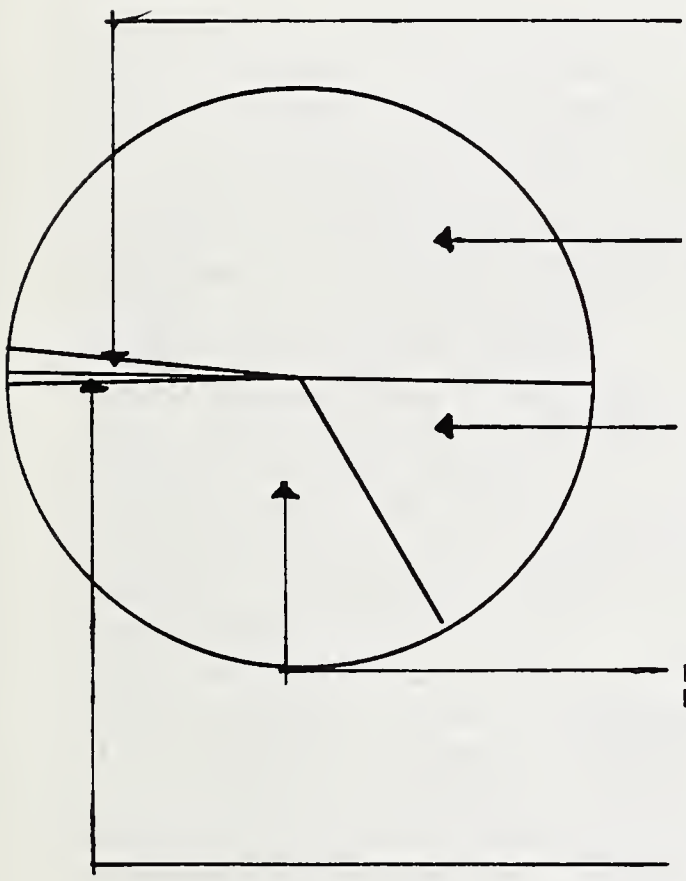
Public Safety, Building Systems, and Service Improvements

Preservation of the Building and site Fabric and Contents

Improvements in Space Utilization and Efficiency

Interpretation and Preservation of the Building History.

Linkages Program



INTERPRETATION AND PRESERVATION OF BUILDING HISTORY..... $ 2.1 M (4%)

VISITOR'S CENTER AND BOOKSTORE
STATE HOUSE ARCHIVES

PRESERVATION OF BUILDING AND SITE FABRIC AND CONTENTS.....$ 22.6 M (46%)

RESTORATION OF BUILDING ENVELOPE
INTERIOR RESTORATION GUIDELINES
RESTORATION OF CIVIC SPACES
RESTORATION OF ASSEMBLY SPACES
RESTORATION OF OFFICE SPACES

SYSTEMS AND CORE SERVICES IMPROVEMENTS.....$ 7.2 M (18%)

EXTENSION OF FIRE SAFETY SYSTEMS
EXTENSION OF HVAC SYSTEMS
EXTENSION OF COMMUNICATIONS SYSTEMS
EXTENSION OF OTHER AUXILIARY SYSTEMS
SECURITY/VIDEO/SOUND
DAY CARE
CENTRAL STORAGE AND SERVICE AREA

IMPROVEMENTS IN SPACE UTILIZATION AND EFFICIENCY.....$ 13.9 M (30%)

SPACE ALLOCATION/ MANAGEMENT PLAN
OFFICE IMPROVEMENTS
ADDITIONS TO SPACE INVENTORY
STATE LIBRARY
GUIDELINES FOR USE/OCCUPANCY

LINKAGES.....$ 1.2 M (2%)

ASHBURTON STREET

Figure 4. Summary breakdown of construction budget (ECC-6/87).

PUBLIC SAFETY, BUILDING SYSTEMS AND SERVICE IMPROVEMENTS

The plan recommends that $9,000,000 be earmarked in this area. Of the four categories included here, the complete sprinklering of the building and the development and adoption of a fire evacuation plan is of primary importance. Furthermore, this work along with the extension of building and environmental control systems into areas of the building not included in Phase I, must be completed prior to any office improvements and restoration of public spaces is begun.

Many areas of the building, e.g., the East and portions of the West Wing, and the areas south of the Main Stairhall will not have all of the essential building support and environmental control systems necessary to undertake the needed office improvements. These systems will be extended into these areas from systems available in the Phase I construction. The extensions of these systems will make possible the subdivision of many spaces into smaller interior zones that can be air conditioned in a similar manner as the exterior spaces. This is especially applicable for the East and West Wings and Subbasement through 1st floor of the Brigham Annex; and for existing hearing rooms and future conference rooms that require special environmental controls. The refurbishing of all elevators is also included.

Also included are provisions for day care facilities for State House employees. Located in the basement of the West Wing, the facility will have direct access from Mt. Vernon Street and to the open space just west of the Wing. The facility will accommodate 30-36 infants to pre-schoolers.

PRESERVATION OF BUILDING FABRIC AND CONTENTS

The restoration of the exterior envelop and completion of repairs to remaining site features constitute the largest project in this program. Budgeted at approximately $9,000,000 this work will involve the cleaning and repointing of all brick

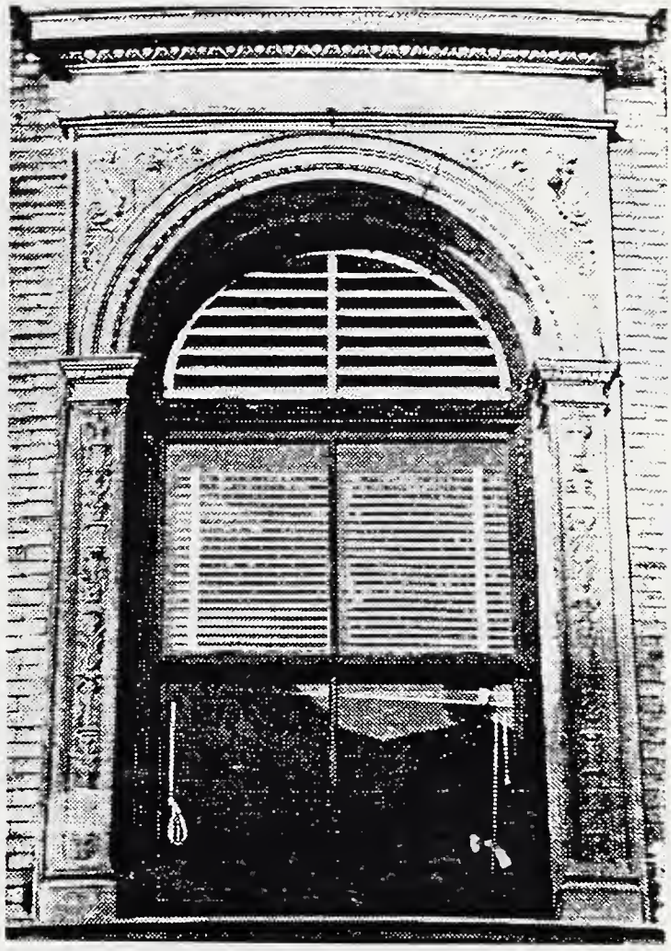


Figure 5. One of the many ornate marble window treatments on the Brigham Annex.

masonry on the Brigham Annex. In addition, many of the marble details on columns and windows and at the roof line will require reconsolidation, repair, and some replacement. General cleaning and only minor repointing is anticipated on the remainder of the Brigham and Wings. The Bulfinch Building requires only painting and the replacement of wood decorative features that are too deteriorated to repair. This work on the Bulfinch Building is more appropriately done with operating maintenance accounts. To protect the interior fabrics, textile, art, and furniture from discoloring all of the windows on the 2nd and 3rd floors of the Brigham and Bulfinch will have their glass replaced with a special glass to protect the interior from the damages caused by ultraviolet rays. The reinstatement of many of the significant decorative and stained glass transoms is also included.

Work was initiated on the visual arts elements, e.g., murals, sculpture and paintings in 1984 with the completion of conditions assessments and inventory of most objects. In 1986, several statutes were restored and work began on the murals in Memorial Hall in April of 1987. This work is just the beginning of work

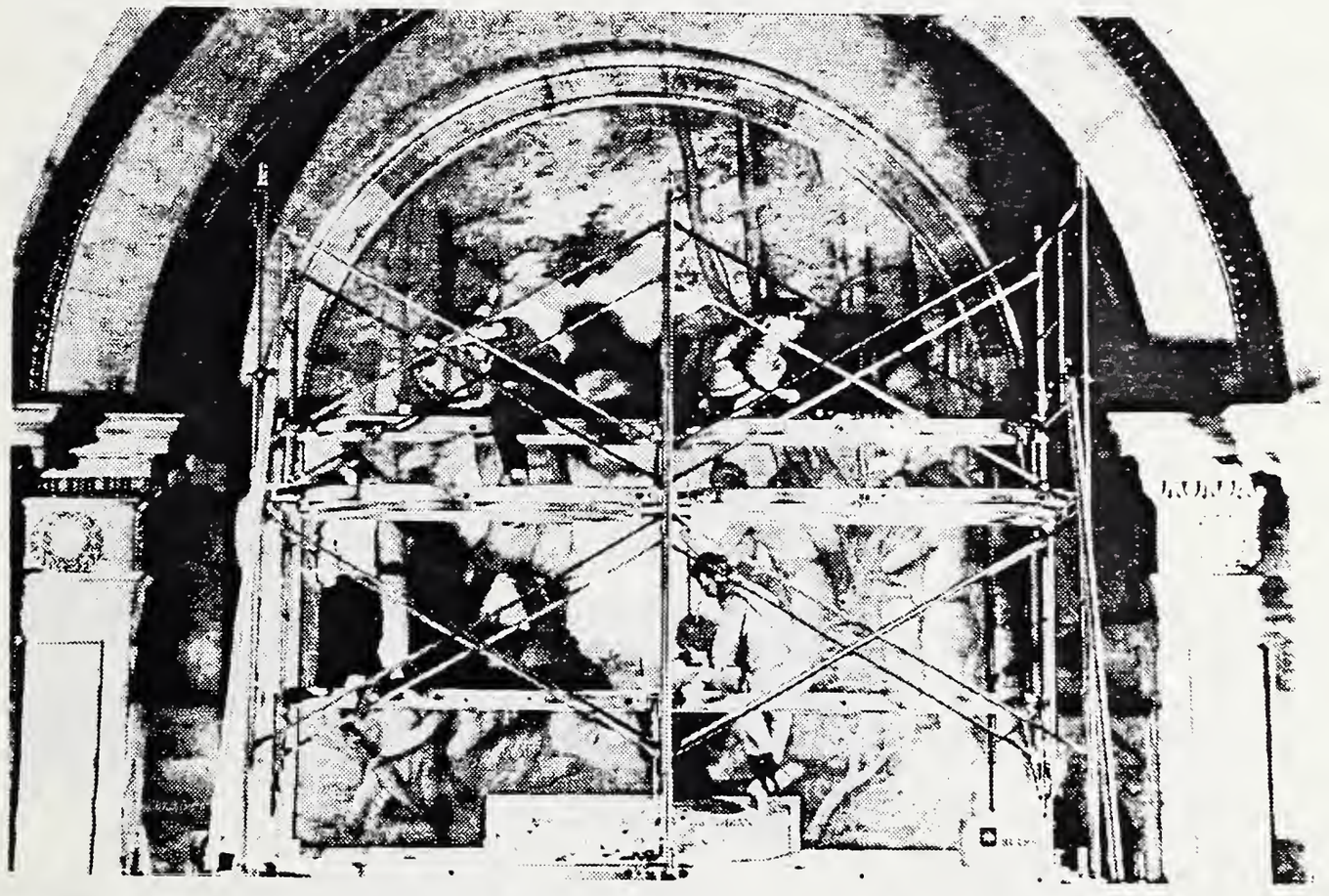


Figure 6. Work began on the Walker and Simmons murals in Memorial Hall in May of 1987. They will be completed within eight weeks.

that must be coordinated and integrated with the restoration of the entire building and grounds.

In addition, the initial inventory of furniture and furnishings has revealed an astonishing number of historically significant pieces and suites. These pieces, together with the arts and memorials represent an irreplaceable heritage of art and craftsmanship. Over the next eight years approximately $2,000,000 in Capital funds may be expended to restore and properly place, use and display these items. Included in the CRMP funding are the additional funding necessary to complete inventories and additional studies for the flags, furniture and furnishings, etc.

Figure 7. An example of the many fine pieces of furniture still existing in the State House.

The restoration of the public corridors and stairhalls in the Brigham Annex; of Doric Hall and adjacent corridors; the legislative chambers and reception spaces and hearing

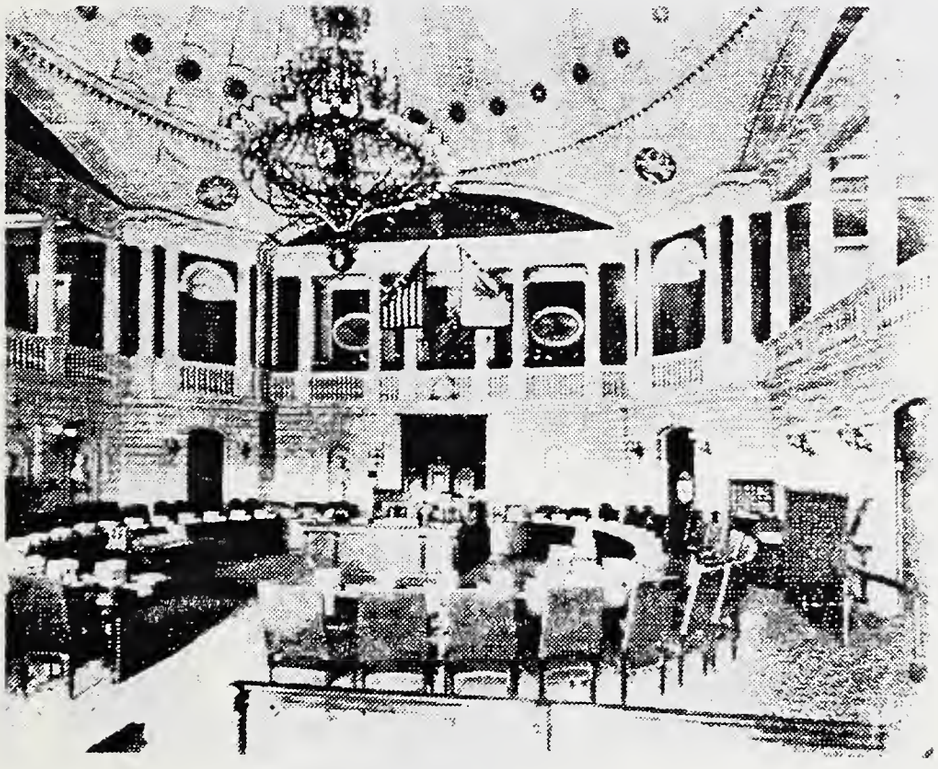


Figure 8. View of Senate Chamber in 1900.

rooms is the heart of the interior restoration program. It is expected to cost $19,000,000 and involve hundreds of craftsmen and thousands of hours of intricate work over a three-four year period. Scaffolding will be erected, sometimes for as long as one year, to enable workmen to reach the many high ceilings. Hundreds of photographs will be carefully analyzed to determine the intricate detailing of the ornate light fixtures and carpeting so that they can be carefully recreated. The complete refurbishing of Gardner Auditorium is also included.

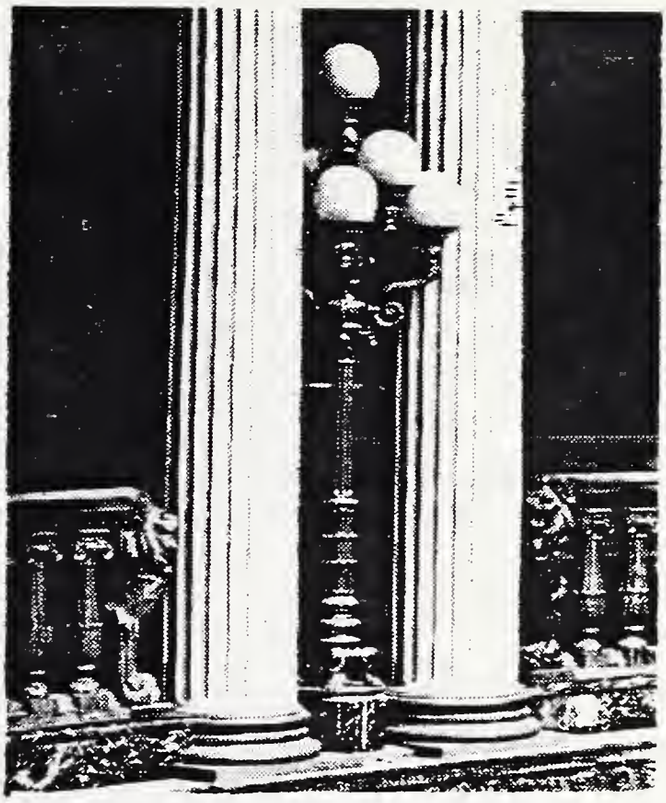


Figure 9. An example of the ornate light fixture once found in the House Chambers.

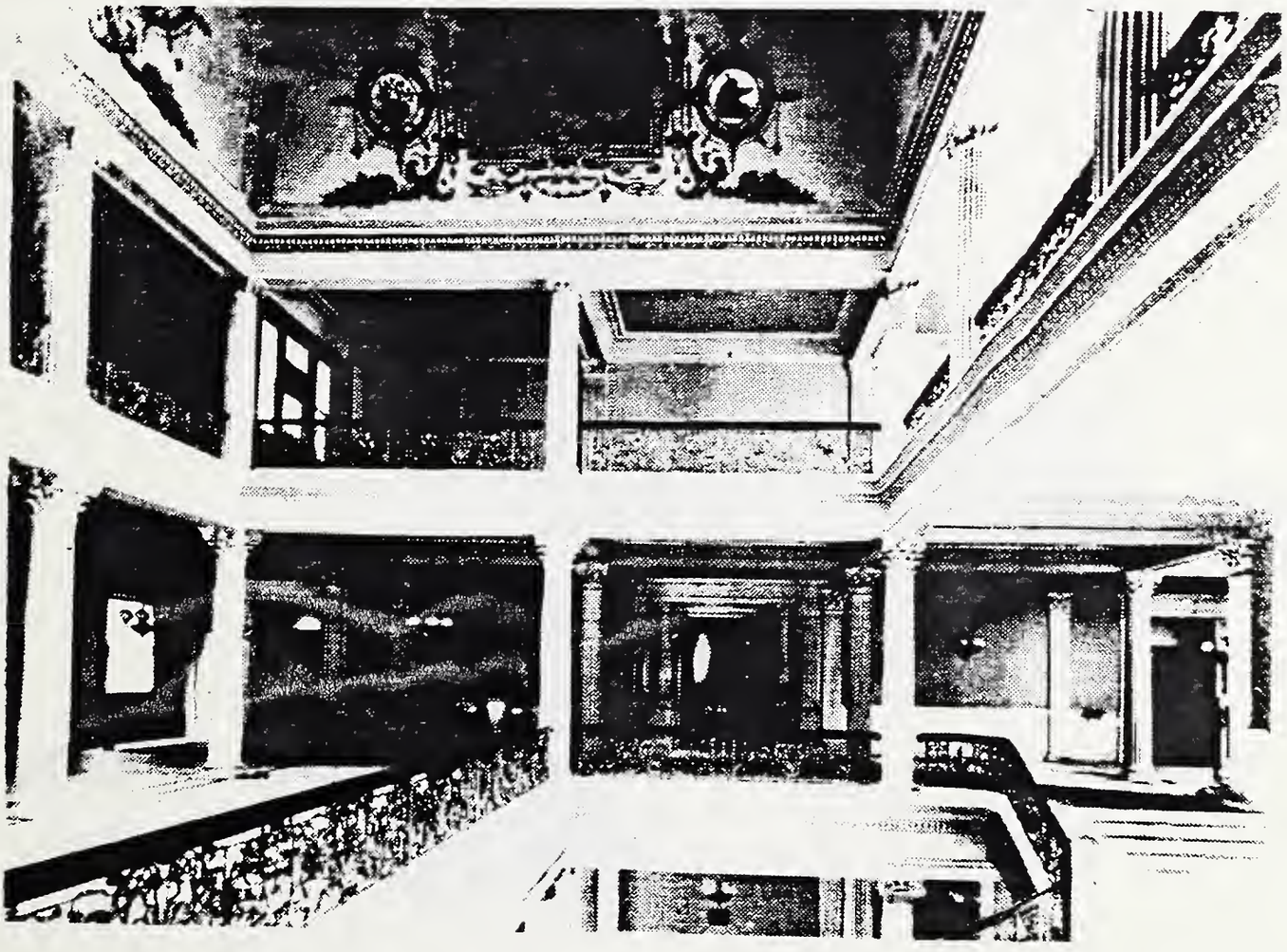


Figure 10. The Mainstair Hall as it looked during the construction of the Brigham Annex.

IMPROVEMENTS IN SPACE UTILIZATION AND EFFICIENCY

The majority of work, almost $18,000,000 will focus in basic improvements to improve the utilization of space, add space to the inventory of office space, improve handicap access; and update the office environment consistent with guidelines and standards for restoration, space use/occupancy and overall design. The space allocation plan will form the basis for managing space and insuring there is sufficient space for legislative, executive, constitutional, and special use functions to meet their needs. Conceptually, the space allocation plan assigns the Senate and the East Wing (1st-5th Floor); the majority of the Brigham (basement to 5th floor) to the House; the West Wing (1st and 3rd Floor) to the Executive Branch. The Executive Branch will continue to share the Bulfinch as they do now; and the House will be given the remaining floor (4th-5th) of the West Wing. Special uses and support functions have been allocated space in the lower floor of all buildings.

Improvements in space utilization and efficiency, when coupled with the reallocation of space will result in significant net increases in useable space for the Senate, House of Representatives and Executive Branch, as well as for Joint Legislative and support functions.

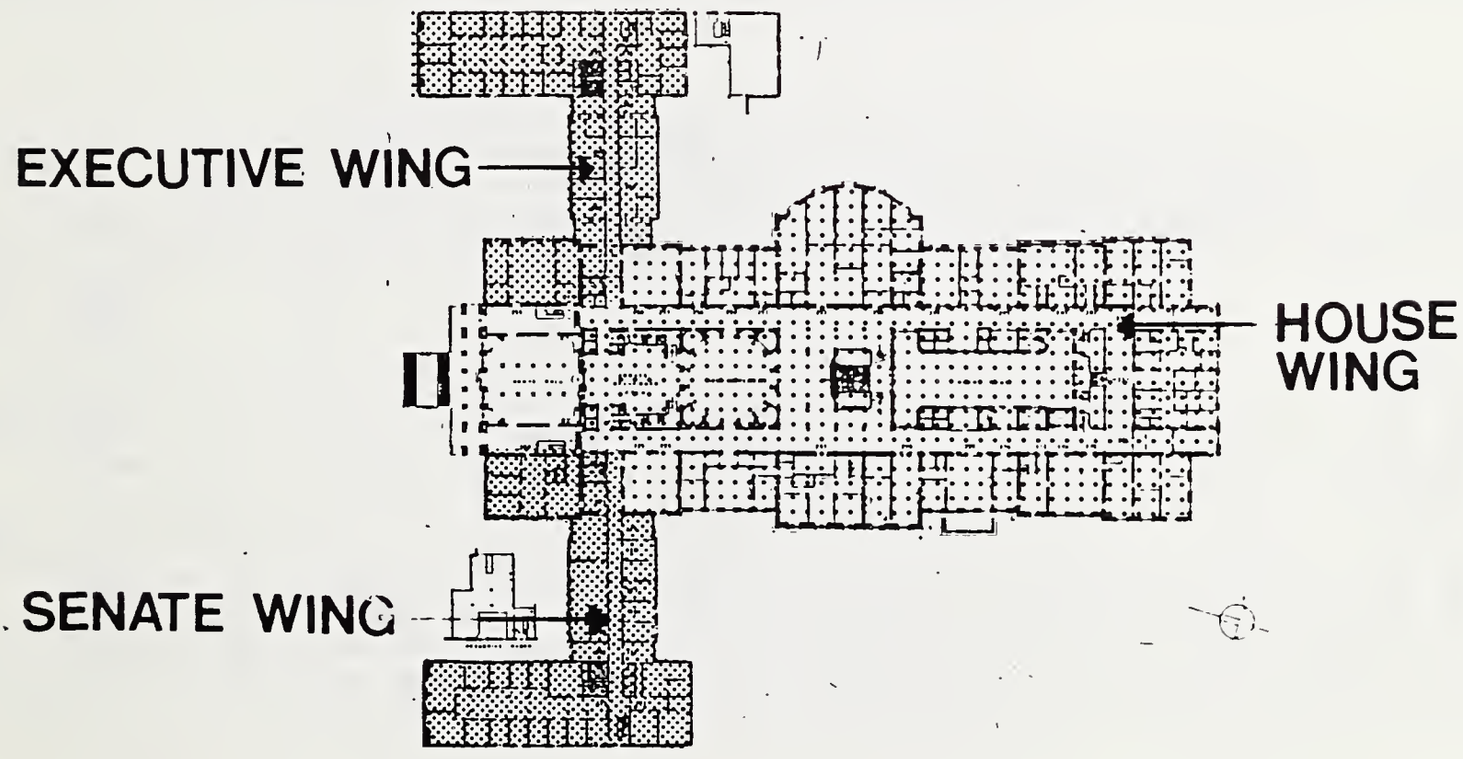


Figure 11. Space Allocation Diagram

SPACE ALLOCATION - PRIMARY OFFICE AND CONSTITUTIONAL FUNCTIONS

USE/USER GROUP		SUB-BASEMENT LEVEL Net Assignable Sq Ft			BASEMENT LEVEL Net Assignable Sq Ft			FIRST FLOOR LEVEL Net Assignable Sq Ft			SECOND FLOOR LEVEL Net Assignable Sq Ft			THIRD FLOOR LEVEL Net Assignable Sq Ft			FOURTH FLOOR LEVEL Net Assignable Sq Ft			FIFTH FLOOR LEVEL Net Assignable Sq Ft			USER GROUP SUBTOTALS			NET INCREASE/ DECREASE
	BUILDING	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	PROPOSED	EXIST	CHANGE	NASF
SENATE	EAST W.			0	1200	0	-1200	0	12100	12100	12500	12500	0	11100	11100	0	11100	11100	0	7000	7000	0	53800	42900	10900	SENATE
	BULFINCH			0			0			0	2300	2300	0			0			0			0	2300	2300	0	19,529B3
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX/ CP			0	1400	0	-1400			0	0	300	300	7300	7100	-200	1400	2600	1200			0	10000	10100	-100	
																							66100	55300		10800
EXECUTIVE	EAST W.			0	0	0	0	8000	0	-8000	0	0	0	0	0	0	0	0	0	0	0	0	0	8000	-8000	EXECUTIVE
	BULFINCH			0			0	5000	0	-5000	2000	2000	0	3000	3000	0	1400	2300	900			0	7300	11400	-4100	9,447004
	WEST W./ARCHIV			0	0	5200	5200	1700	10500	8800	11900	11900	0	7700	10500	2800			0			0	38100	21300	16800	
	BRIG ANNEX/ CP			0			0	1500	1500	0	300	300	0	300	300	0			0	600	0	-600	2100	2700	-600	
																							47500	43400		4100
HOUSE	EAST W.			0			0			0			0			0			0			0	0	0	0	HOUSE
	BULFINCH			0			0			0			0			0	900	0	-900			0	0	900	-900	14.93570
	WEST W./ARCHIV			0	500	0	-500	8500	0	-8500			0	3400	0	-3400	9100	11100	2000	0	7000	7000	18100	21500	-3400	
	BRIG ANNEX/ CP	800	0	-800	20400	21700	1300	25600	24200	-1400	21200	20400	-800	4000	4000	0	3300	12100	8800	3400	15700	12300	98100	78700	19400	
																							116200	101100		15100
JOINT LEG.	EAST W.			0	2000	2800	800	560	0	-560			0			0			0			0	2800	2560	240	JOINT LEG
	BULFINCH			0			0			0			0			0			0			0	0	0	0	52.76679
	WEST W./ARCHIV			0	800	500	-300			0			0			0			0			0	500	800	-300	
	BRIG ANNEX/ CP	0	9600	9600	2700	1200	-1500			0			0			0	2200	0	-2200	1860	1360	-500	12160	6760	5400	
																							15460	10120		5340
SEC OF STATE	EAST W.			0			0			0			0			0			0			0	0	0	0	SEC STATE
	BULFINCH			0			0			0			0			0			0			0	0	0	0	-100
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX/ CP			0			0			0			0	2000	0	-2000			0			0	0	2000	-2000	
																							0	2000		-2000
STATE AUDITOR	EAST W.			0			0			0			0			0			0			0	0	0	0	AUDITOR
	BULFINCH			0			0			0			0			0			0			0	0	0	0	-100
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX/ CP			0			0			0	2800	0	-2800			0			0			0	0	2800	-2800	
																							0	2800		-2800
ST.TREAS.	EAST W.			0			0			0			0			0			0			0	0	0	0	ST. TREAS
	BULFINCH			0			0			0			0			0			0			0	0	0	0	-20.2898
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX/ CP			0	1400	0	-1400			0	5500	5500	0			0			0			0	5500	6900	-1400	
																							5500	6900		-1100
SUB TOTAL PRI.OFFICE & CONSTIT. FUNCTIONS	EAST W.	0	0	0	3200	2800	-400	8560	12100	3540	12500	12500	0	11100	11100	0	11100	11100	0	7000	7000	0	56600	53460	3140	SUBTOTAL
	BULFINCH	0	0	0	0	0	0	5000	0	-5000	4300	4300	0	3000	3000	0	2300	2300	0	0	0	0	9600	14600	-5000	13.14863
	WEST W.	0	0	0	1300	5700	4400	10200	10500	300	11900	11900	0	11100	10500	-600	9100	11100	2000	0	7000	7000	56700	43600	13100	
	BRIG. ANNEX	800	9600	8800	25900	22900	-3000	27100	25700	-1400	29800	26500	-3300	13600	11400	-2200	6900	14700	7800	5860	17060	11200	127860	109960	17900	
TOTALS	ALL BUILDINGS	800	9600	8800	30400	31400	1000	50860	48300	-2560	58500	55200	-3300	38800	36000	-2800	29400	39200	9800	12860	31060	18200	250760	221620		29140
USE CATEGORY TOTALS		800	9600	8800	30400	31400	1000	50860	48300	-2560	58500	55200	-3300	38800	36000	-2800	29400	39200	9800	12860	31060	18200	250760	221620		29140

SPACE ALLOCATION - CEREMONIAL and CIRCULATION FUNCTIONS

USE/USER GROUP		SUB-BASEMENT LEVEL Net Assignable Sq Ft			BASEMENT LEVEL Net Assignable Sq Ft			FIRST FLOOR LEVEL Net Assignable Sq Ft			SECOND FLOOR LEVEL Net Assignable Sq Ft			THIRD FLOOR LEVEL Net Assignable Sq Ft			FOURTH FLOOR LEVEL Net Assignable Sq Ft			FIFTH FLOOR LEVEL Net Assignable Sq Ft			USER GROUP SUBTOTALS			NET INCREASE/ DECREASE
	BUILDING	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	PROPOSED	EXIST	CHANGE	NASF
CEREMONIAL SPACES	EAST W.			0			0			0			0			0			0			0	0	0	0	CEREMON
	BULFINCH			0			0			0	2600	2600	0			0			0			0	2600	2600	0	23.12138
	WEST W.			0			0			0			0			0			0			0	0	0	0	
	BRIG. ANNEX			0			0			0	3100	7100	4000	9700	9700	0	1900	1900	0			0	18700	14700	4000	
																							21300	17300		4000
CIRCULATION/ STAIRHALLS	EAST W.	1300	2600	1300	1400	600	-800	2400	2400	0	1400	1400	0	1400	1400	0	1400	1400	0	1100	1100	0	10900	10400	500	CIRCULAT
	BULFINCH			0			0	2000	0	-2000	1900	1900	0			0	600	600	0			0	2500	4500	-2000	0.272479
	WEST W.			0	1500	600	-900	2500	2500	0	1500	1600	100	1500	1600	100	1500	1600	100	1000	1100	100	9000	9500	-500	
	BRIG. ANNEX	6300	6300	0	13600	13800	200	13600	13600	0	17500	18100	600	15400	15400	0	14000	14000	0	5300	6800	1500	88000	85700	2300	
																							110400	110100		300
SUBTOTALS CEREMONIAL	EAST W.	1300	2600	1300	1400	600	-800	2400	2400	0	1400	1400	0	1400	1400	0	1400	1400	0	1100	1100	0	10900	10400	500	SUBTOTAL
	BULFINCH	0	0	0	0	0	0	2000	0	-2000	4500	4500	0	0	0	0	600	600	0	0	0	0	5100	7100	-2000	3.375196
	WEST W.	0	0	0	1500	600	-900	2500	2500	0	1500	1600	100	1500	1600	100	1500	1600	100	1000	1100	100	9000	9500	-500	
	BRIG. ANNEX	6300	6300	0	13600	13800	200	13600	13600	0	20600	25200	4600	25100	25100	0	15900	15900	0	5300	6800	1500	106700	100400	6300	
TOTALS	ALL BUILDINGS	7600	8900	1300	16500	15000	-1500	20500	18500	-2000	28000	32700	4700	28000	28100	100	19400	19500	100	7400	9000	1600	131700	127400	4300	4300
USE CATEGORY TOTALS		7600	8900	1300	16500	15000	-1500	20500	18500	-2000	28000	32700	4700	28000	28100	100	19400	19500	100	7400	9000	1600	131700	127400		4300

Figure 11A. Space Allocation Chart

SPACE ALLOCATION - PUBLIC SERVICE and INFORMATION AND ASSEMBLY/LEGISLATIVE HEARING FUNCTIONS

USE/USER GROUP		SUB-BASEMENT LEVEL Net Assignable Sq Ft			BASEMENT LEVEL Net Assignable Sq Ft			FIRST FLOOR LEVEL Net Assignable Sq Ft			SECOND FLOOR LEVEL Net Assignable Sq Ft			THIRD FLOOR LEVEL Net Assignable Sq Ft			FOURTH FLOOR LEVEL Net Assignable Sq Ft			FIFTH FLOOR LEVEL Net Assignable Sq Ft			USER GROUP SUBTOTALS			NET INCREASE/ DECREASE
	BUILDING	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	Existing	New	Change	PROPOSED	EITST	CHANGE	NASF
ST.HOUSE	EAST W.			0			0	1000	0	-1000			0			0			0			0	0	1000	-1000	VIS CTR
VISITOR'S	BULFINCH			0			0	400	5300	4900	200	0	-200			0			0			0	5300	600	4700	55.10204
BOOKSTORE	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX1/ CP			0	1900	2300	400	1400	0	-1400			0			0			0			0	2300	3300	-1000	
																							7600	4900		2700
ST. LIBRARY	EAST W.			0			0			0			0			0			0			0	0	0	0	ST LIBR
	BULFINCH			0			0			0			0			0			0			0	0	0	0	-40.9799
	WEST W./ARCHIV	13000	8200	-4800	6600	2100	-4500			0			0			0			0			0	10300	19600	-9300	
	BRIG ANNEX1/ CP			0			0			0			0	8900	5500	-2500	10700	10700	0	6600	0	-6600	16200	25300	-9100	
																							26500	44900		-18400
SM ARCH1	EAST W.			0			0			0			0			0			0			0	0	0	0	ARC RUS
MUSEUM	BULFINCH			0			0			0			0			0			0			0	0	0	0	-5.71428
	WEST W./ARCHIV	3300	3300	0	3700	3300	-400			0			0			0			0			0	6600	7000	-400	
	BRIG ANNEX1/ CP			0			0			0			0			0			0			0	0	0	0	
																							6600	7000		-400
VETERANS	EAST W.			0			0			0			0			0			0			0	0	0	0	VETERANS
ORGANIZ	BULFINCH			0			0	0	4600	4600			0			0			0			0	4600	0	4600	-35.2112
	WEST W./ARCHIV			0			0			0			0			0			0	7000	0	-7000	0	7000	-7000	
	BRIG ANNEX1/ CP	100	0	-100			0			0			0			0			0			0	0	100	-100	
																							4600	7100		-2500
NEWS SERV/	EAST W.			0			0			0			0			0			0			0	0	0	0	NEWS SERV
BROADCAST	BULFINCH			0			0			0			0			0			0			0	0	0	0	29.62962
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX1/ CP	0	1000	1000			0			0			0			0	2100	2500	400	600	0	-600	3500	2700	800	
																							3500	2700		800
SUBTOTAL	EAST W.	0	0	0	0	0	0	1000	0	-1000	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	-1000	SUBTOTAL
PUBLIC	BULFINCH	0	0	0	0	0	0	400	5900	5500	200	0	-200	0	0	0	0	0	0	0	0	0	5900	600	5300	-26.7267
INFO	WEST W.	16300	11500	-4800	10300	5400	-4900	0	0	0	0	0	0	0	0	0	0	0	0	7000	0	-7000	16900	33600	-16700	
SERVICE	BRIG. ANNEX	100	1000	900	1900	2300	400	1400	0	-1400	0	0	0	8000	5500	-2500	12800	13200	400	7200	0	-7200	22000	31400	-9400	
TOTALS	ALL BUILDINGS	16400	12500	-3900	12200	7700	-4500	2800	9900	7100	200	0	-200	8000	5500	-2500	12800	13200	400	14200	0	-14200	48800	66600		-17800
HEARING	EAST W.			0			0			0			0			0	800	0	-800			0	0	800	-800	HEAR RMS
ROOMS	BULFINCH			0			0			0			0			0			0			0	0	0	0	6.211180
	WEST W./ARCHIV			0			0			0			0			0	2000	0	-2000			0	0	2000	-2000	
	BRIG ANNEX1/ CP			0	0	4000	4000	1500	4000	2500	3900	5400	1500	0	2200	2200	7500	0	-7500	400	1500	1100	17100	13300	3800	
																							17100	16100		1000
GARDNER	EAST W.	5200	5200	0	2500	1200	-1300			0			0			0			0			0	6400	7700	-1300	GARDNER
AUD.	BULFINCH			0			0			0			0			0			0			0	0	0	0	-16.8831
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX1/ CP			0			0			0			0			0			0			0	0	0	0	
																							6400	7700		-1300
HOUSE	EAST W.			0			0			0			0			0			0			0	0	0	0	HOUSE CH
CHAMBERS/	BULFINCH			0			0			0			0			0			0			0	0	0	0	0
RECEPT	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX1/ CP			0			0			0			0	9700	9700	0	1900	1900	0			0	11600	11600	0	
																							11600	11600		0
SENATE	EAST W.			0			0			0			0			0			0			0	0	0	0	SENATE CH
CHAMBERS/	BULFINCH			0			0			0			0	6200	6200	0	2400	2400	0			0	8600	8600	0	0
RECEPT	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0	
	BRIG ANNEX1/ CP			0			0			0			0			0			0			0	0	0	0	
																							8600	8600		0
SUBTOTAL	EAST W.	5200	5200	0	2500	1200	-1300	0	0	0	0	0	0	0	0	0	800	0	-800	0	0	0	6400	8500	-2100	SUBTOTAL
ASSEMBLY	BULFINCH	0	0	0	0	0	0	0	0	0	0	0	0	6200	6200	0	2400	2400	0	0	0	0	8600	8600	0	-300
COMMITTEE	WEST W.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2000	0	-2000	0	0	0	0	2000	-2000	
HEARING	BRIG. ANNEX	0	0	0	0	4000	4000	1500	4000	2500	3900	5400	1500	9700	11900	2200	9400	1900	-7500	400	1500	1100	28700	24900	3800	
TOTALS	ALL BUILDINGS	5200	5200	0	2500	5200	2700	1500	4000	2500	3900	5400	1500	15900	18100	2200	14600	4300	-10300	400	1500	1100	43700	44000		-300
USE CATEGORY TOTALS		21600	17700	-3900	14700	12900	-1800	4300	13900	9600	4100	5400	1300	23900	23600	-300	27400	17500	-9900	14600	1500	-13100	92500	110600		-18100

Prepared 5/25/87 - SHPO

Figure 11B. Space Allocation Chart

SPACE ALLOCATION - CORE SERVICES and SUPPORT FUNCTIONS

USE/USER GROUP	BUILDING	SUB-BASEMENT LEVEL Net Assignable Sq Ft Existing	New	Change	BASEMENT LEVEL Net Assignable Sq Ft Existing	New	Change	FIRST FLOOR LEVEL Net Assignable Sq Ft Existing	New	Change	SECOND FLOOR LEVEL Net Assignable Sq Ft Existing	New	Change	THIRD FLOOR LEVEL Net Assignable Sq Ft Existing	New	Change	FOURTH FLOOR LEVEL Net Assignable Sq Ft Existing	New	Change	FIFTH FLOOR LEVEL Net Assignable Sq Ft Existing	New	Change	USER GROUP SUBTOTALS PROPOSED	EXIST	CHANGE	NET INCREASE/ DECREASE NASF
U. S. POST OFFICE	EAST W.			0			0			0			0			0			0			0	0	0	0 POST OFF
	BULFINCH			0			0			0			0			0			0			0	0	0	0 -23.5294
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP	1700	1300	-400			0			0			0			0			0			0	1300	1700	-400
																							1300	1700	-400
STATE HOUSE DOCTOR	EAST W.			0			0			0			0			0			0			0	0	0	0 SH DOCTOR
	BULFINCH			0			0	1000	0	-1000			0			0			0			0	0	1000	-1000 0
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP			0	0	1000	1000			0			0			0			0			0	1000	0	1000
																							1000	1000	0
DAY CARE	EAST W.			0			0			0			0			0			0			0	0	0	0 DAY CARE
	BULFINCH			0			0			0			0			0			0			0	0	0	0 ERR
	WEST W./ARCHIV			0	0	3400	3400			0			0			0			0			0	3400	0	3400
	ORIG ANNEX/ CP			0			0			0			0			0			0			0	0	0	0
																							3400	0	3400
COMM.FOR BLIND CAFE.	EAST W.			0			0			0			0			0			0			0	0	0	0 CAFE
	BULFINCH			0			0			0			0			0			0			0	0	0	0 9.0909091
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP			0	0	1200	1200			0			0			0	900	0	-900	200	0	-200	1200	1100	100
																							1200	1100	100
CAP POLICE	EAST W.			0	0	2500	2500	300	0	-300			0			0			0			0	2500	300	2200 CAP POL
	BULFINCH			0			0			0			0			0			0			0	0	0	0 433.3333
	WEST W./ARCHIV			0	300	0	-300			0			0			0			0			0	0	300	-300
	ORIG ANNEX/ CP	0	700	700			0			0			0			0			0			0	700	0	700
																							3200	600	2600
DSDB CENTRAL ADMIN	EAST W.			0			0			0			0			0			0			0	0	0	0 DSDB ADM
	BULFINCH			0			0			0			0			0			0			0	0	0	0 0
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP	4900	4900	0			0			0			0			0			0			0	4900	4900	0
																							4900	4900	0
DSDB SHIP. &RECEIV/ SUPERINT	EAST W.			0			0			0			0			0			0			0	0	0	0 SHIPP/REC
	BULFINCH			0			0			0			0			0			0			0	0	0	0 250
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP	600	2100	1500			0			0			0			0			0			0	2100	600	1500
																							2100	600	1500
DSDB CENTR. STORAGE AND SHOPS	EAST W.			0			0			0			0			0			0			0	0	0	0 CENT STOR
	BULFINCH			0			0	1200	0	-1200			0			0			0			0	0	1200	-1200 6.096551
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP	8700	11800	3100	600	600	0			0			0			0	900		-900	200	0	-200	12400	10400	2000
																							12400	11600	800
CENTRAL BUILDING SERVICES	EAST W.			0			0			0	300	0	-300			0			0			0	0	300	-300 CENT SERV
	BULFINCH			0			0			0			0			0			0			0	0	0	0 900
	WEST W./ARCHIV			0			0			0			0			0			0			0	0	0	0
	ORIG ANNEX/ CP	0	3000	3000			0			0			0			0			0			0	3000	0	3000
																							3000	300	2700
SUBTOTAL SERVICE &SUPPORT	EAST W.	0	0	0	0	2500	2500	300	0	-300	300	0	-300	0	0	0	0	0	0	0	0	0	2500	600	1900 SUBTOTAL
	BULFINCH	0	0	0	0	0	0	1200	0	-1200	0	0	0	0	0	0	0	0	0	0	0	0	0	1200	-1200 42.22222
	WEST W.	0	0	0	300	0	-300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	-300
	BRIG. ANNEX	14200	22500	8300	600	600	0	0	0	0	0	0	0	0	0	0	900	0	-900	200	0	-200	23100	15900	7200
TOTALS	ALL BUILDINGS	14200	22500	8300	900	3100	2200	1500	0	-1500	300	0	-300	0	0	0	900	0	-900	200	0	-200	25600	18000	7600
USE CATEGORY TOTALS		14200	22500	8300	900	3100	2200	1500	0	-1500	300	0	-300	0	0	0	900	0	-900	200	0	-200	25600	18000	7600

Prepared 5/25/87 - SMPO

Figure 11C. Space Allocation Chart

Millions of dollars will be expended on numerous projects. Key projects include the renovation of the 5th floor of the Brigham Annex. This will add more than 11,000 square feet to the inventory of office space. The renovation of hearing rooms on the 2nd and 4th floors can make it possible to convert another 10-11,000 square feet of space to office use.

A major project crucial to the conversion of space on the 5th floor is the restoration and functional improvements to the State Library. Many benefits to legislators, staff, and the general public will accrue from this project. Existing library stack space can be given over to legislative office use; library service will be modernized and made more efficient, and the protection of historic documents will be insured.

PRESENT, PRESERVE AND INTERPRET BUILDING HISTORY

More than 500,000 visitors are expected to come to the State House in 1990. The plan recommends the construction of a Visitors Center to be operated by the Commonwealth Museum. Located just below Doric and the Senate Stair Hall the Center, which can be entered directly from the Mt. Vernon Street entrance will afford direct access to Doric Hall for all persons, including the handicap.

$1,500,000 in capital funds are required to completely renovate existing underutilized mechanical spaces, corridors and adjacent offices into a viable center that the State will be proud of. Innovative programs utilizing the resources of the museum, Legislative Resource Bureau, leadership offices, the Doric Dames, and others will be developed to interpret, preserve, and present the history of government in Massachusetts, the people and the architectural history of the State House, etc.

The Plan also recommends substantial improvements to the existing archives museum and West Wing subbasement. A State House Archives should be established to provide, in a coordinated fashion, for the preservation, conservation and restoration of arts, memorials, flags and textiles; and records. More than one half of the State Library's collection is to be stored here. The Archives will also provide a location for scholarly research on artifacts such as the Flags collection and memorabilia. $1,200,000 is included in the Capital Outlays for this facility.

LINKAGES

The State House is part of the urban fabric of the city of Boston. $1,500,000 is earmarked for landscape improvements for Ashburton Place.

IMPLEMENTATION

The scope of work and activities to complete the restoration, systems extensions, services and functional improvements are very broad and diverse in the level of design , craftmanship, and skills they require. Much of the work will require the services of a architect or engineer and will have to be bid in accordance with the State Bid Laws. Significant portions of the work, however, can be classified as tenant improvements that should be implemented as part of a package where professional space planning/interior design services are utilized; and are incorporated with the delivery and installation of office furniture systems, carpeting, etc. The majority of restoration work is clearly of a non-construction classification. The services of a designer may not be required given the level of information available from existing and on-going studies.

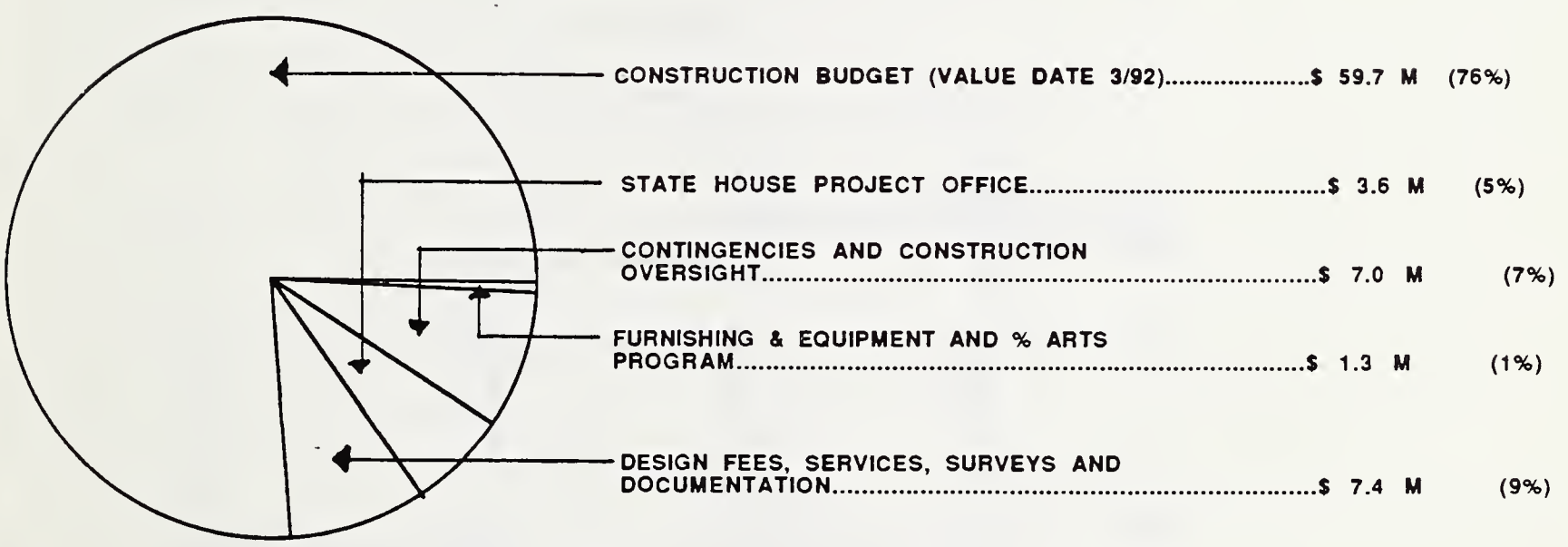

CONSTRUCTION BUDGET (VALUE DATE 3/92).....$ 59.7 M (76%)
STATE HOUSE PROJECT OFFICE.....$ 3.6 M (5%)
CONTINGENCIES AND CONSTRUCTION OVERSIGHT.....$ 7.0 M (7%)
FURNISHING & EQUIPMENT AND % ARTS PROGRAM.....$ 1.3 M (1%)
DESIGN FEES, SERVICES, SURVEYS AND DOCUMENTATION.....$ 7.4 M (9%)

Figure 12. Breakdown of total project costs (TPC).

Four phases are planned. They will insure an orderly sequence of planning, design and construction activities.

PHASE I - ONGOING PLANNING AND DESIGN

Design contracts for all projects requiring the services of a designer should be executed, and completed so that construction can commence by January of 1990. The Project Office will manage these contracts and undertake and manage additional parallel planning and design studies relative to project scheduling, interior design guidelines, procurement packages for tenant office improvements, studies for the State Library, etc. In addition the Cultural Resources Management Plan will be developed from a previous outline delineated in worksessions with the State House Advisory Committee, the legislature, executive branch, and agencies affected by or who have a vested interest in the adoption of a comprehensive management plan for the State House.

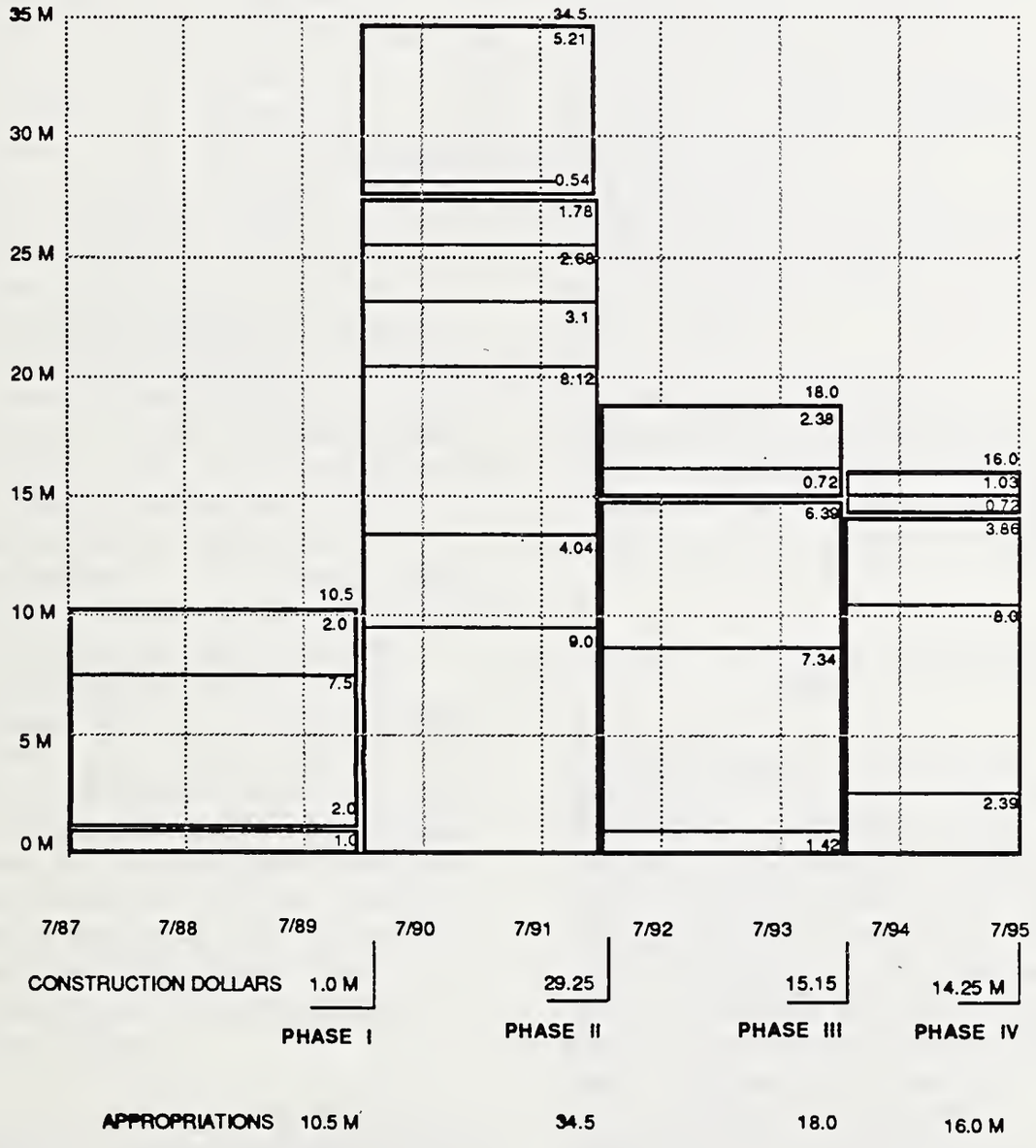


Figure 13. Project Phasing

Construction activities during this phase will be minimal. Projects such as the restortion of the stained glass in Memorial Hall, and the installation of high-density storage systems in the State Library are programmed. A minimum of $8.5 million dollars will be required to support this program until the next phase of work begins in January of 1990.

PHASE II - FIRST CONSTRUCTION PHASE

This is the largest of three construction phases. Approximately 24 months in length, the most significant activity will be the restoration of exterior features, e.g. masonry, and stone, windows and stained glass elements. The improvements to Ashburton Street and the restoration/repair of site features not included in current appropriations will be completed. The interior work will focus on the extensions of building systems that are coordinated with office improvements. This work will probably occur primarily in the East Wing and the 5th and subbasement levels of the Brigham Annex. This can yield needed swing space and facilitate the moving of many support functions and storage areas to the proposed central storage and receiving facility. These functions are currently scattered throughout the building and occupy needed office space.

The full restoration of the interior of the Bulfinch should be done during this Phase; as must the restoration and functional improvements to the State Library and Archives. The Day care and Visitor's center are also included.

In this phase, more than $27 million in construction will be completed by January of 1993.

PHASE III - MIDDLE CONSTRUCTION PHASE

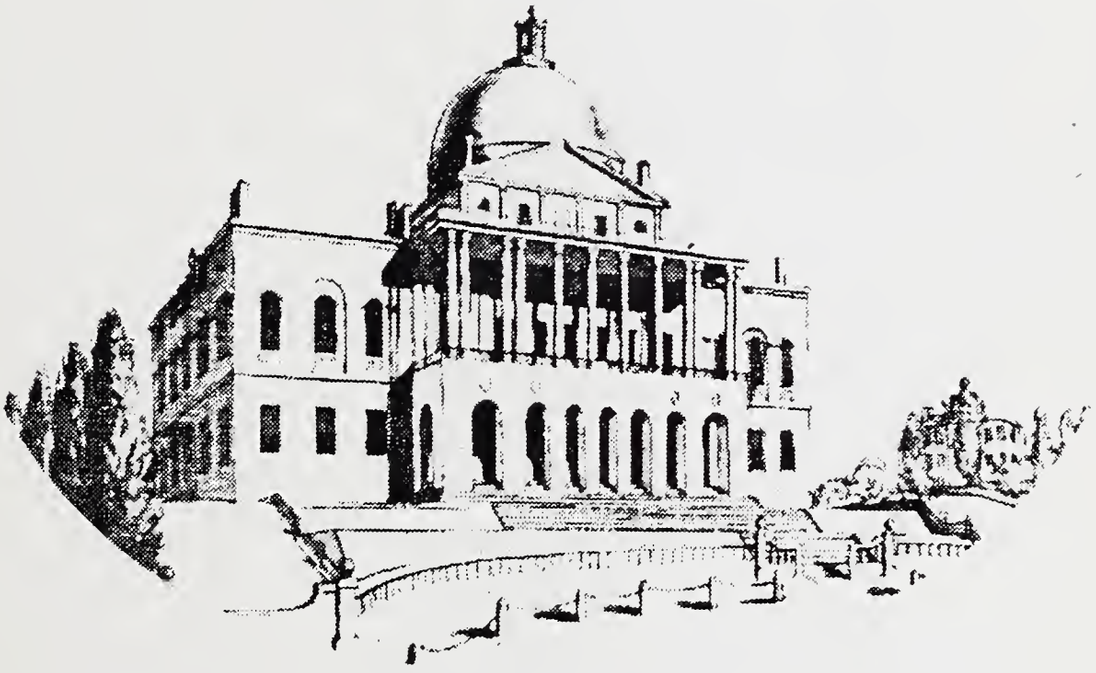
This phase will probably focus on the offices of primary historical significance, civic, and assembly spaces and remaining areas of the East and West Wing. Existing Hearing rooms will receive individual HVAC systems similar to these provided for the new function rooms below the Great Hall. The restoration of the House of Representative Chamber is one major project targeted for this Phase.

$15 million dollars in restoration, construction and office improvements will be finished when this Phase is completed in January of 1994.

PHASE IV - FINAL CONSTRUCTION PHASE

Approximately $14 million dollars in the restoration of corridors, stairhalls and office improvements, primarily in the Brigham Annex, will be under contract during this final eighteen month period. When completed in July of 1995 the entire building will have been updated with operable environmental and office communication systems; the restoration of the most

historically and significant spaces will have been completed and residents, visitors, school children and staff will see and be told of the great history of the State House and of its future protection for generations to come.



"Its walls have resounded to the tread and echoed the words of statesmen, soldiers, jurists and men of affairs who have had their share in the fame of the Commonwealth.. These halls are eloquent with the presence of the Great Dead.. They speak to us with the compelling voice of the past."

Roger Walcott
Former Governor of
Massachusetts 1900